HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Edmonton CMA

Date Released: January 2016

Housing market intelligence you can count on

Canada

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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

L'Observateur du logement en ligne

On y présente, sous forme de feuillets et de vidéos :

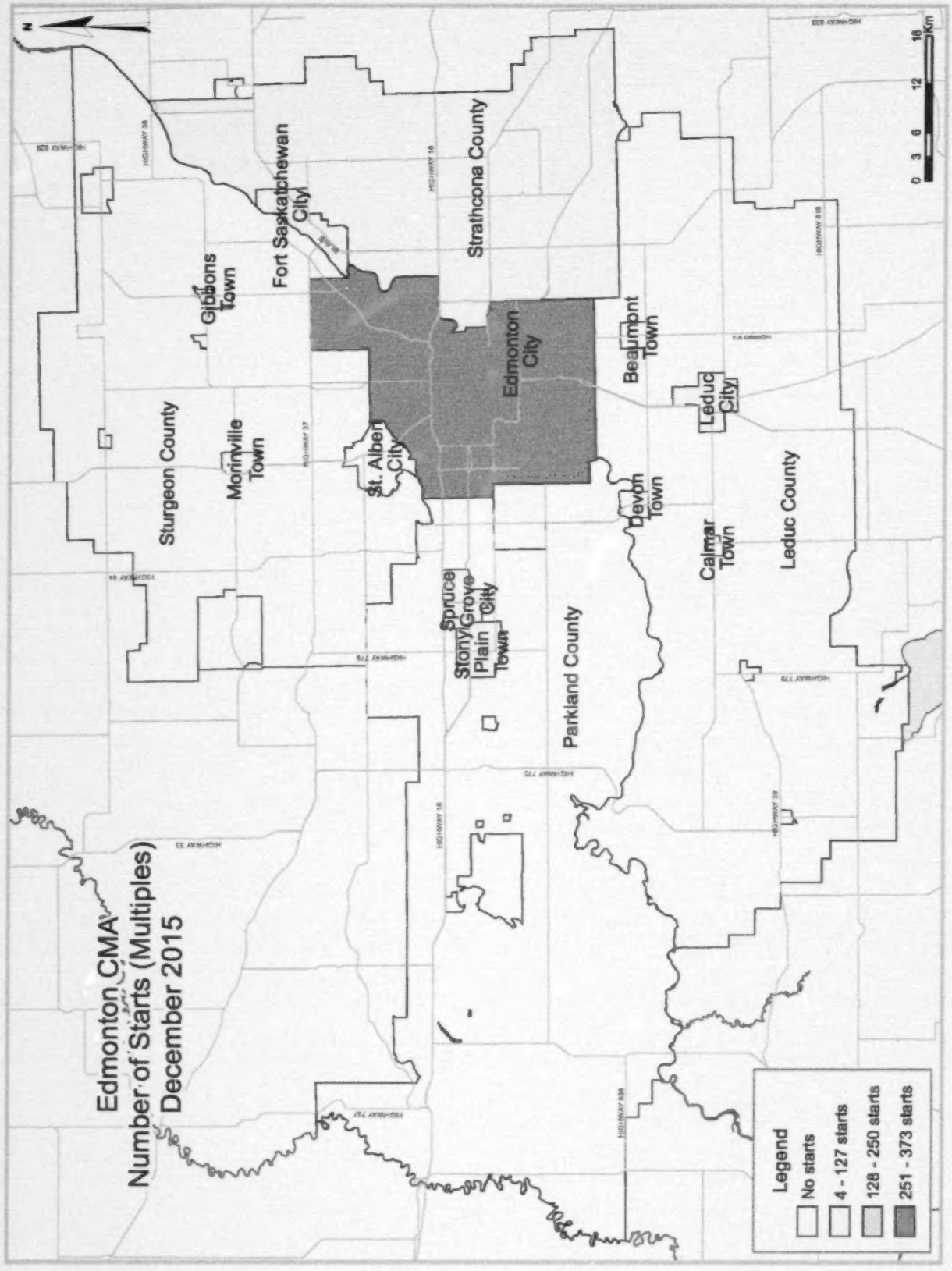
- analyses et données;
- observations pertinentes;
- mises à jour sur les conditions et tendances en matière de logement;

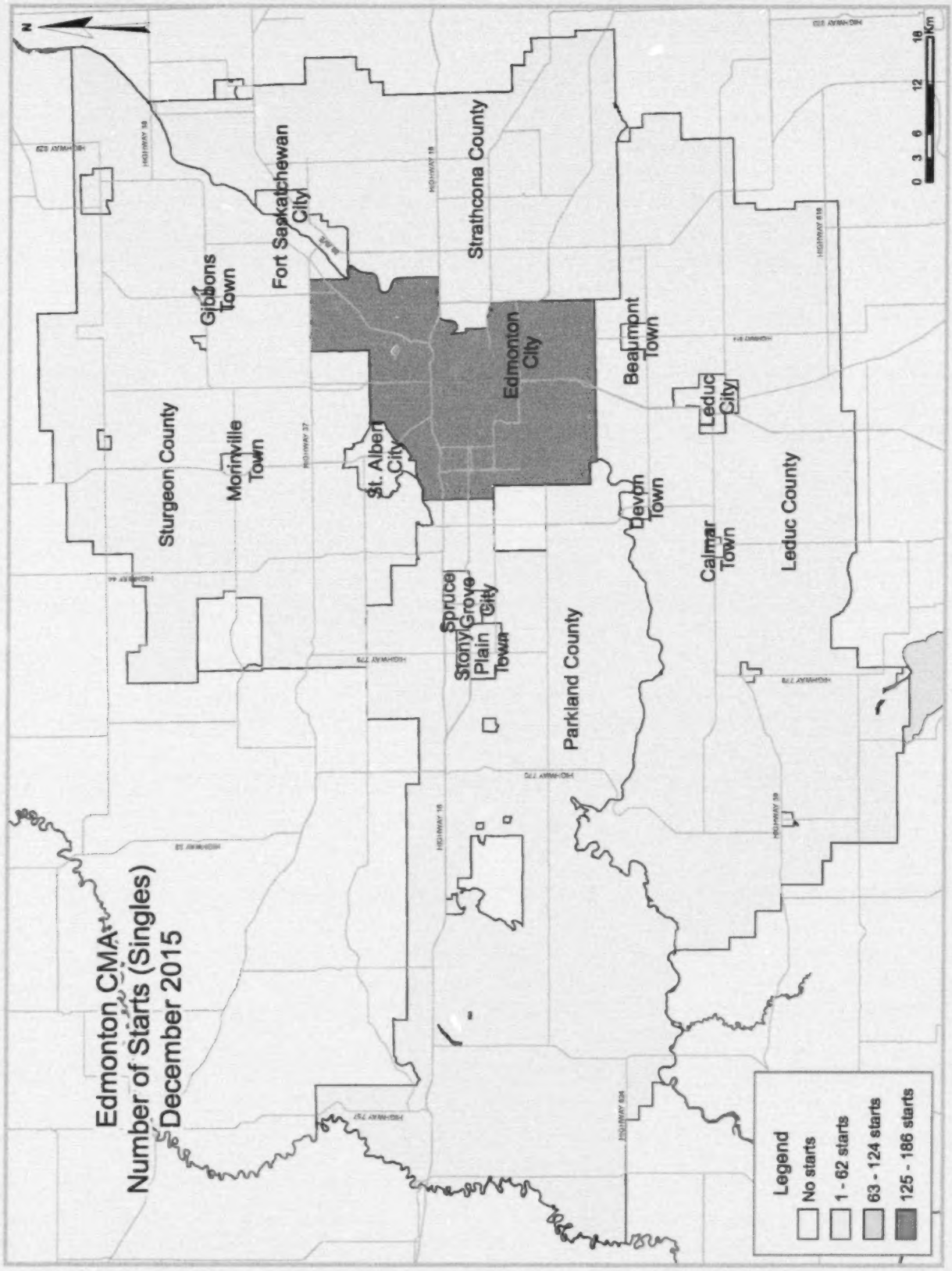
et bien plus encore!

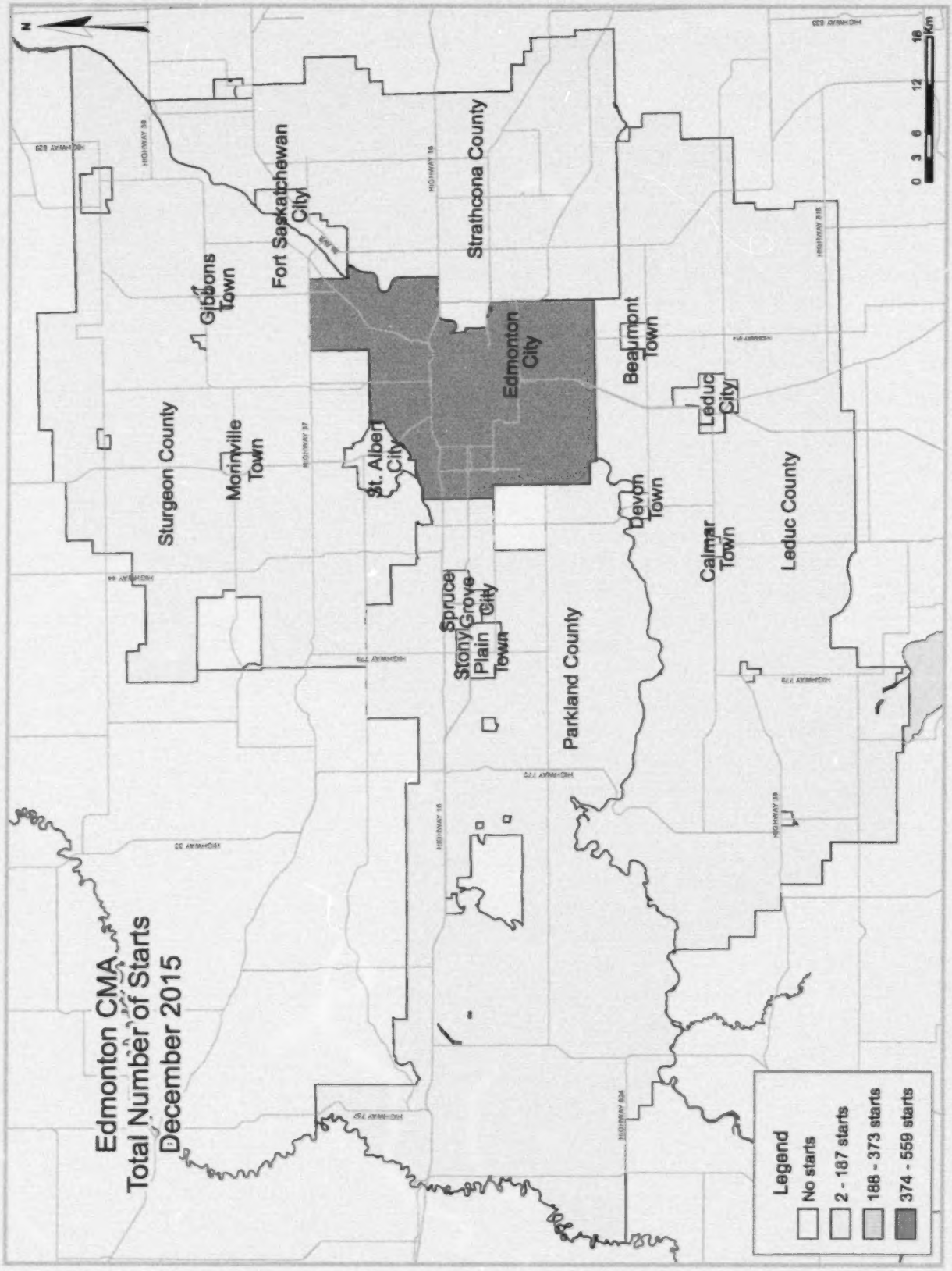
Tous les liens peuvent être facilement diffusés sur les médias sociaux!

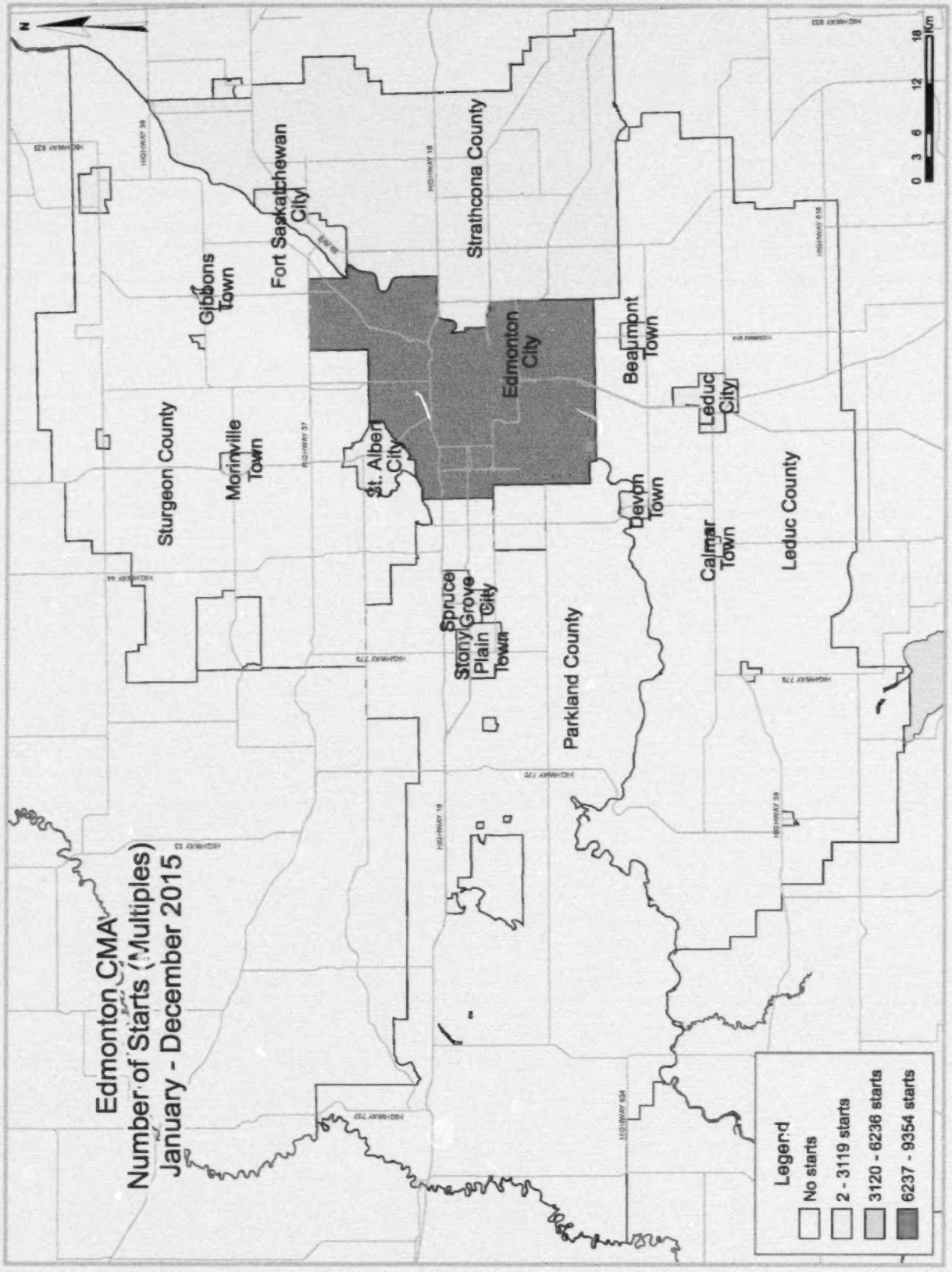
Abonnez-vous dès aujourd'hui pour demeurer informé!

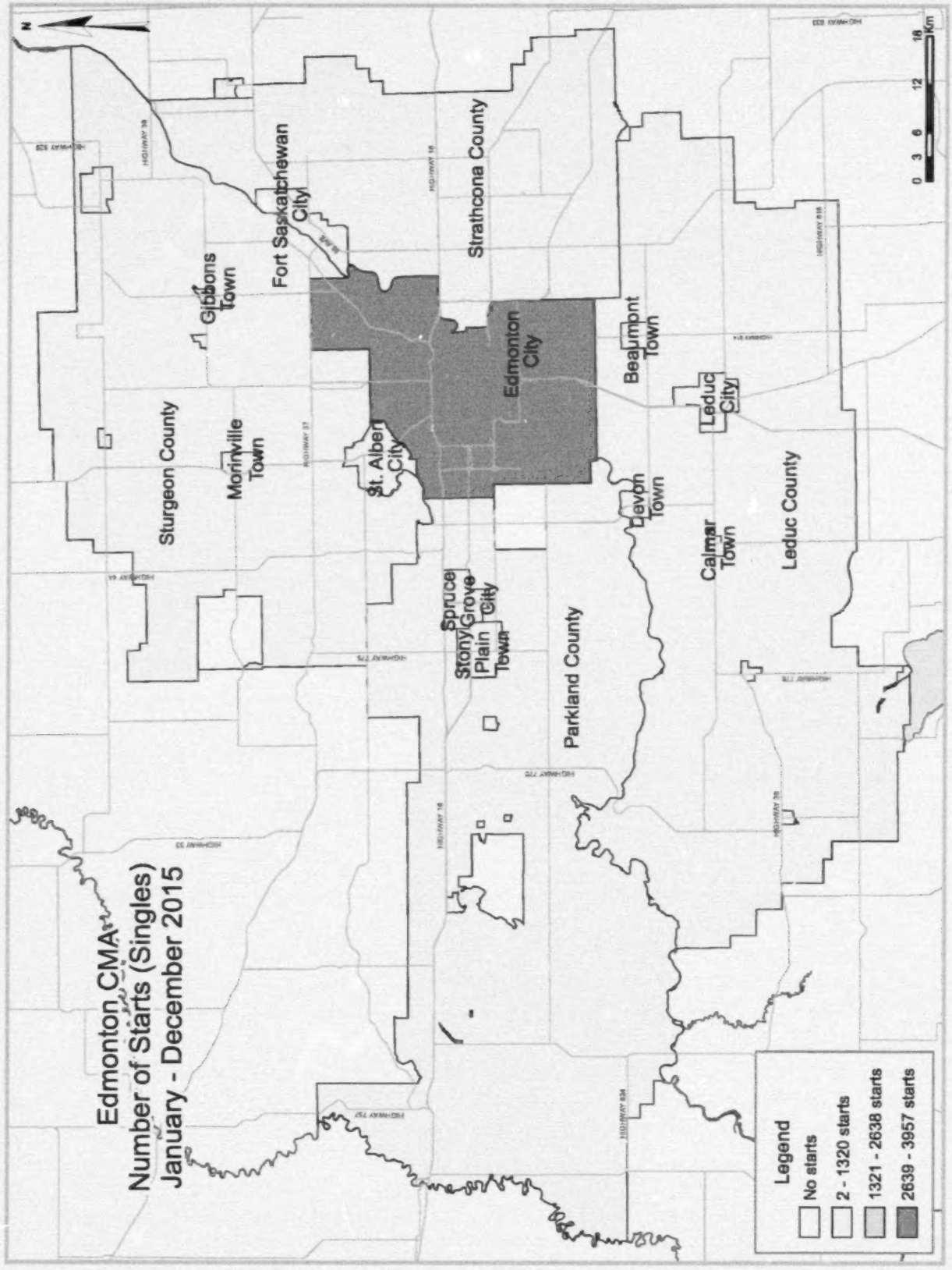
www.schl.ca/observateur

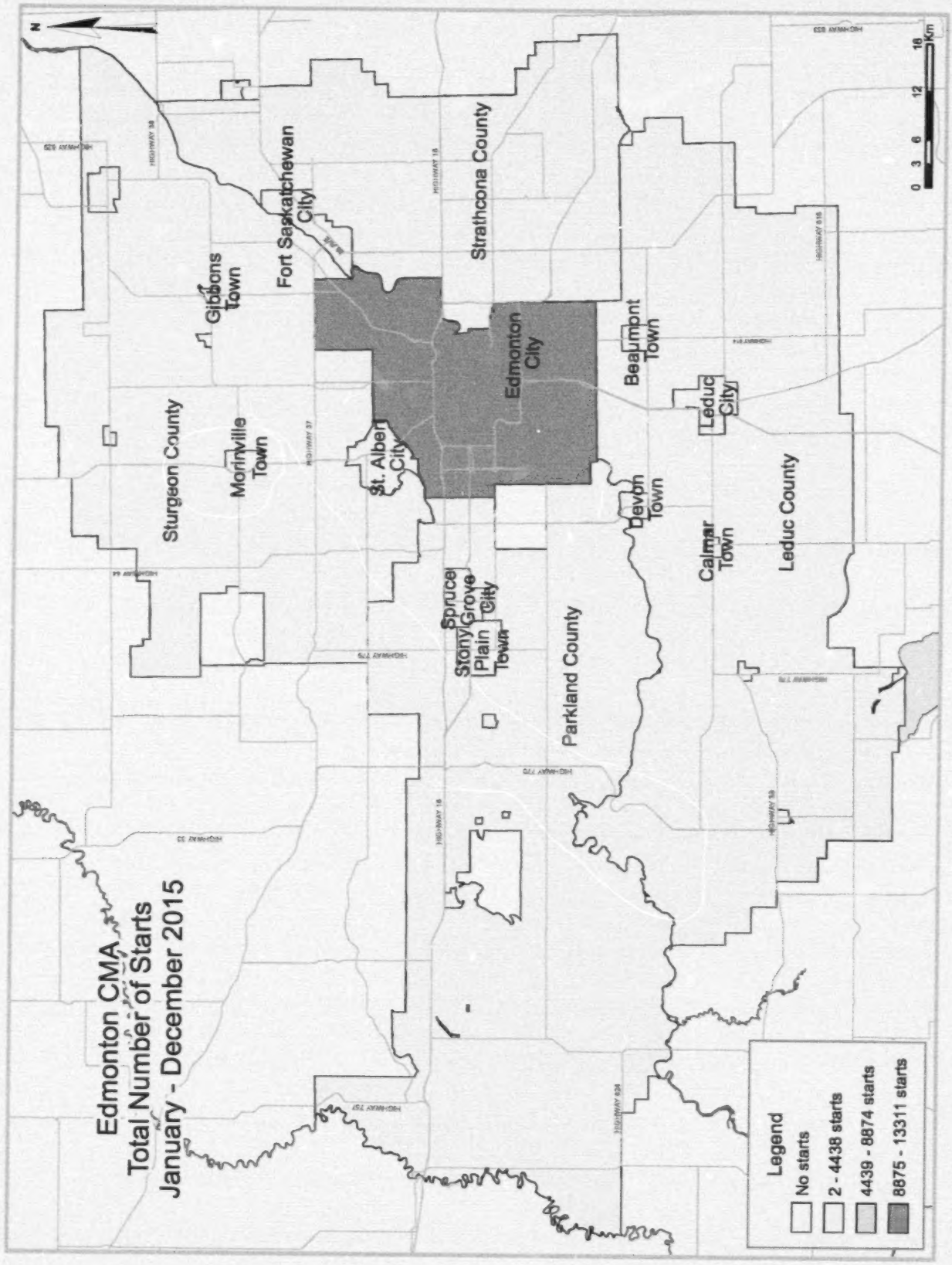

Edmonton CMA
Number of Starts (Multiples)
December 2015
Legend
No starts
4 - 127 starts
128 - 250 starts
251 - 373 starts
Strathcona County
Fort Saskatchewan City
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Number of Starts (Singles)
December 2015
Legend
No starts
1 - 62 starts
63 - 124 starts
125 - 186 starts
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Total Number of Starts
December 2015
Legend
No starts
2 - 187 starts
188 - 373 starts
374 - 559 starts
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Number of Starts (Multiples)
January - December 2015
Legend
No starts
2 - 3119 starts
3120 - 6236 starts
6237 - 9354 starts
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Number of Starts (Singles)
January - December 2015
Legend
No starts
2 - 1320 starts
1321 - 2638 starts
2639 - 3957 starts
Km
0 3 6 12 18
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Leduc County
Devon Town
Calmar Town
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Total Number of Starts
January - December 2015
Legend
No starts
2 - 4438 starts
4439 - 8874 starts
8875 - 13311 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Spruce Grove City
Stony Plain Town
Parkland County
Devon Town
Beaumont Town
Leduc City
Calmar Town
Leduc County
0 3 6 12 18 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) December 2015		
Edmonton CMA[1]	November 2015	December 2015
Trend[2]	16,009	15,021
SAAR	20,318	9,430
	December 2014	December 2015
Actual		
December - Single-Detached	528	259
December - Multiples	558	464
December - Total	1,086	723
January to December - Single-Detached	6,832	5,683
January to December - Multiples	7,040	11,367
January to December - Total	13,872	17,050

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Edmonton CMA
December 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2015	259	128	14	0	35	164	38	85	723
December 2014	528	180	15	0	109	145	0	109	1,086
% Change	-50.9	-28.9	-6.7	n/a	-67.9	13.1	n/a	-22.0	-33.4
Year-to-date 2015	5,655	2,274	682	26	1,211	4,332	277	2,593	17,050
Year-to-date 2014	6,827	2,532	411	4	873	1,646	65	1,514	13,872
% Change	-17.2	-10.2	65.9	**	38.7	163.2	**	71.3	22.9
UNDER CONSTRUCTION									
December 2015	3,338	1,414	369	5	927	5,467	360	3,032	14,912
December 2014	4,688	1,666	358	9	948	4,194	81	2,788	14,732
% Change	-28.8	-15.1	3.1	-44.4	-2.2	30.4	**	8.8	1.2
COMPLETIONS									
December 2015	605	262	78	1	81	228	0	107	1,362
December 2014	550	298	46	0	138	68	9	92	1,201
% Change	10.0	-12.1	69.6	n/a	-41.3	**	-100.0	16.3	13.4
Year-to-date 2015	6,997	2,488	623	15	1,179	2,562	135	2,531	16,530
Year-to-date 2014	6,089	2,196	397	1	867	1,303	25	2,262	13,140
% Change	14.9	13.3	56.9	**	36.0	96.6	**	11.9	25.8
COMPLETED & NOT ABSORBED									
December 2015	770	395	54	0	73	330	n/a	n/a	1,622
December 2014	521	230	24	1	64	156	n/a	n/a	996
% Change	47.8	71.7	125.0	-100.0	14.1	111.5	n/a	n/a	62.9
ABSORBED									
December 2015	522	193	69	1	71	192	n/a	n/a	1,048
December 2014	559	275	44	0	129	79	n/a	n/a	1,086
% Change	-6.6	-29.8	56.8	n/a	-45.0	143.0	n/a	n/a	-3.5
Year-to-date 2015	6,748	2,321	479	16	1,121	2,364	n/a	n/a	13,049
Year-to-date 2014	6,185	2,173	393	1	951	1,413	n/a	n/a	11,116
% Change	9.1	6.8	21.9	**	17.9	67.3	n/a	n/a	17.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
December 2015	186	102	3	0	35	148	0	85	559
December 2014	380	138	15	0	92	77	0	109	811
Beaumont Town									
December 2015	0	0	0	0	0	0	0	0	0
December 2014	13	2	0	0	0	0	0	0	15
Devon Town									
December 2015	0	0	0	0	0	0	0	0	0
December 2014	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
December 2015	1	10	3	0	0	0	0	0	14
December 2014	5	8	0	0	7	0	0	0	20
Leduc City									
December 2015	7	4	0	0	0	0	0	0	11
December 2014	31	6	0	0	7	0	0	0	44
Leduc County									
December 2015	2	0	0	0	0	0	0	0	2
December 2014	6	0	0	0	0	0	0	0	6
Morinville Town									
December 2015	4	0	0	0	0	0	0	0	4
December 2014	8	0	0	0	0	0	0	0	8
Parkland County									
December 2015	13	0	0	0	0	0	0	0	13
December 2014	11	2	0	0	0	0	0	0	13
Spruce Grove City									
December 2015	13	8	4	0	0	0	39	0	63
December 2014	27	20	0	0	3	68	0	0	118
St. Albert City									
December 2015	10	0	0	0	0	0	0	0	10
December 2014	16	4	0	0	0	0	0	0	20
Stony Plain Town									
December 2015	4	4	0	0	0	16	0	0	24
December 2014	3	0	0	0	0	0	0	0	3
Strathcona County									
December 2015	15	0	4	0	0	0	0	0	19
December 2014	17	0	0	0	0	0	0	0	17
Sturgeon County									
December 2015	2	0	0	0	0	0	0	0	2
December 2014	9	0	0	0	0	0	0	0	9
Remainder of the CMA									
December 2015	2	0	0	0	0	0	0	0	2
December 2014	2	0	0	0	0	0	0	0	2
First Nations									
December 2015	0	0	0	0	0	0	0	0	0
December 2014	0	0	0	0	0	0	0	0	0
Edmonton CMA									
December 2015	259	128	14	0	35	164	38	85	723
December 2014	528	180	15	0	109	145	0	109	1,086

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
December 2015	2,195	1,064	281	4	766	4,612	103	2,582	11,607
December 2014	3,121	1,220	296	7	679	3,715	5	2,019	11,062
Beaumont Town									
December 2015	132	36	9	0	0	8	65	63	313
December 2014	116	24	4	0	0	0	0	0	144
Devon Town									
December 2015	3	2	0	0	0	0	0	0	5
December 2014	6	0	0	0	0	0	0	0	6
Fort Saskatchewan City									
December 2015	65	68	6	0	22	0	73	48	282
December 2014	147	70	4	1	57	0	0	0	279
Leduc City									
December 2015	164	32	29	0	26	160	4	90	505
December 2014	231	102	32	0	26	160	72	90	713
Leduc County									
December 2015	102	0	0	0	0	0	0	0	102
December 2014	128	0	0	0	0	0	0	0	128
Morinville Town									
December 2015	32	16	0	0	0	3	0	36	87
December 2014	61	2	3	0	4	0	0	36	106
Parkland County									
December 2015	110	0	0	0	0	0	0	0	110
December 2014	124	6	0	0	0	0	0	0	130
Spruce Grove City									
December 2015	109	118	36	0	27	140	38	0	468
December 2014	216	158	19	0	51	68	0	247	759
St. Albert City									
December 2015	107	32	0	0	48	119	2	110	418
December 2014	135	18	0	0	56	193	0	188	590
Stony Plain Town									
December 2015	32	22	0	0	20	138	71	66	349
December 2014	64	40	0	0	19	0	0	0	123
Strathcona County									
December 2015	172	22	4	1	18	287	0	29	533
December 2014	185	24	0	1	56	58	0	208	532
Sturgeon County									
December 2015	77	0	0	0	0	0	0	0	77
December 2014	98	0	0	0	0	0	0	0	98
Remainder of the CMA									
December 2015	38	2	4	0	0	0	4	8	56
December 2014	56	2	0	0	0	0	4	0	62
First Nations									
December 2015	0	0	0	0	0	0	0	0	0
December 2014	0	0	0	0	0	0	0	0	0
Edmonton CMA									
December 2015	3,338	1,414	369	5	927	5,467	360	3,032	14,912
December 2014	4,688	1,666	358	9	948	4,194	81	2,788	14,732

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
December 2015	456	208	72	0	75	175	0	107	1,093
December 2014	436	218	26	0	121	68	1	55	925
Beaumont Town									
December 2015	14	2	3	0	0	0	0	0	19
December 2014	10	6	0	0	0	0	0	0	16
Devon Town									
December 2015	0	0	0	0	0	0	0	0	0
December 2014	0	2	0	0	0	0	0	0	2
Fort Saskatchewan City									
December 2015	17	14	0	0	4	0	0	0	35
December 2014	16	12	0	0	0	0	0	0	28
Leduc City									
December 2015	14	12	0	0	0	0	0	0	26
December 2014	41	44	0	0	0	0	8	0	93
Leduc County									
December 2015	11	0	0	0	0	0	0	0	11
December 2014	6	0	0	0	0	0	0	0	6
Morinville Town									
December 2015	7	2	0	0	0	0	0	0	9
December 2014	3	0	0	0	0	0	0	37	40
Parkland County									
December 2015	20	0	0	0	0	0	0	0	20
December 2014	0	0	0	0	0	0	0	0	0
Spruce Grove City									
December 2015	10	14	3	0	0	0	0	0	27
December 2014	8	6	20	0	0	0	0	0	34
St. Albert City									
December 2015	12	4	0	0	0	0	0	0	16
December 2014	2	0	0	0	0	0	0	0	2
Stony Plain Town									
December 2015	5	4	0	0	0	0	0	0	9
December 2014	2	0	0	0	4	0	0	0	6
Strathcona County									
December 2015	26	2	0	1	2	53	0	0	84
December 2014	17	10	0	0	13	0	0	0	40
Sturgeon County									
December 2015	8	0	0	0	0	0	0	0	8
December 2014	7	0	0	0	0	0	0	0	7
Remainder of the CMA									
December 2015	5	0	0	0	0	0	0	0	5
December 2014	2	0	0	0	0	0	0	0	2
First Nations									
December 2015	0	0	0	0	0	0	0	0	0
December 2014	0	0	0	0	0	0	0	0	0
Edmonton CMA									
December 2015	605	262	78	1	81	228	0	107	1,362
December 2014	550	298	46	0	138	68	9	92	1,201

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
December 2015	449	218	38	0	29	258	n/a	n/a	992
December 2014	263	150	13	1	32	114	n/a	n/a	573
Beaumont Town									
December 2015	18	2	9	0	0	0	n/a	n/a	29
December 2014	17	2	0	0	0	0	n/a	n/a	19
Devon Town									
December 2015	1	0	0	0	0	0	n/a	n/a	1
December 2014	0	0	0	0	0	0	n/a	n/a	0
Fort Saskatchewan City									
December 2015	68	52	1	0	5	0	n/a	n/a	126
December 2014	48	10	0	0	1	0	n/a	n/a	59
Leduc City									
December 2015	51	18	0	0	1	0	n/a	n/a	70
December 2014	43	13	1	0	0	0	n/a	n/a	57
Leduc County									
December 2015	4	0	0	0	0	0	n/a	n/a	4
December 2014	6	0	0	0	0	0	n/a	n/a	6
Morinville Town									
December 2015	8	0	0	0	0	0	n/a	n/a	8
December 2014	1	0	0	0	0	0	n/a	n/a	1
Parkland County									
December 2015	9	0	0	0	0	0	n/a	n/a	9
December 2014	10	2	0	0	0	0	n/a	n/a	12
Spruce Grove City									
December 2015	57	65	0	0	6	28	n/a	n/a	156
December 2014	48	23	4	0	3	42	n/a	n/a	120
St. Albert City									
December 2015	35	12	0	0	4	0	n/a	n/a	51
December 2014	32	3	0	0	4	0	n/a	n/a	39
Stony Plain Town									
December 2015	24	21	6	0	5	0	n/a	n/a	56
December 2014	17	19	6	0	11	0	n/a	n/a	53
Strathcona County									
December 2015	35	7	0	0	23	44	n/a	n/a	109
December 2014	32	8	0	0	13	0	n/a	n/a	53
Sturgeon County									
December 2015	4	0	0	0	0	0	n/a	n/a	4
December 2014	0	0	0	0	0	0	n/a	n/a	0
Remainder of the CMA									
December 2015	7	0	0	0	0	0	n/a	n/a	7
December 2014	4	0	0	0	0	0	n/a	n/a	4
First Nations									
December 2015	0	0	0	0	0	0	n/a	n/a	0
December 2014	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
December 2015	770	395	54	0	73	330	n/a	n/a	1,622
December 2014	521	230	24	1	64	156	n/a	n/a	996

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
December 2015	383	154	61	0	68	177	n/a	n/a	843
December 2014	430	198	25	0	117	79	n/a	n/a	849
Beaumont Town									
December 2015	16	0	4	0	0	0	n/a	n/a	20
December 2014	10	4	0	0	0	0	n/a	n/a	14
Devon Town									
December 2015	0	0	0	0	0	0	n/a	n/a	0
December 2014	0	2	0	0	0	0	n/a	n/a	2
Fort Saskatchewan City									
December 2015	13	6	1	0	0	0	n/a	n/a	20
December 2014	20	14	0	0	0	0	n/a	n/a	34
Leduc City									
December 2015	14	9	0	0	1	0	n/a	n/a	24
December 2014	30	37	0	0	0	0	n/a	n/a	67
Leduc County									
December 2015	13	0	0	0	0	0	n/a	n/a	13
December 2014	7	0	0	0	0	0	n/a	n/a	7
Morinville Town									
December 2015	6	2	0	0	0	0	n/a	n/a	8
December 2014	4	0	0	0	0	0	n/a	n/a	4
Parkland County									
December 2015	20	0	0	0	0	0	n/a	n/a	20
December 2014	0	0	0	0	0	0	n/a	n/a	0
Spruce Grove City									
December 2015	12	14	3	0	0	0	n/a	n/a	29
December 2014	16	10	19	0	0	0	n/a	n/a	45
St. Albert City									
December 2015	9	1	0	0	0	0	n/a	n/a	10
December 2014	10	0	0	0	0	0	n/a	n/a	10
Stony Plain Town									
December 2015	3	2	0	0	0	0	n/a	n/a	5
December 2014	5	0	0	0	2	0	n/a	n/a	7
Strathcona County									
December 2015	24	5	0	1	2	15	n/a	n/a	47
December 2014	17	10	0	0	10	0	n/a	n/a	37
Sturgeon County									
December 2015	4	0	0	0	0	0	n/a	n/a	4
December 2014	7	0	0	0	0	0	n/a	n/a	7
Remainder of the CMA									
December 2015	5	0	0	0	0	0	n/a	n/a	5
December 2014	3	0	0	0	0	0	n/a	n/a	3
First Nations									
December 2015	0	0	0	0	0	0	n/a	n/a	0
December 2014	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
December 2015	522	193	69	1	71	192	n/a	n/a	1,048
December 2014	559	275	44	0	129	79	n/a	n/a	1,086

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Edmonton CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	5,655	2,274	682	26	1,211	4,332	277	2,593	17,050
% Change	-17.2	-10.2	65.9	**	38.7	163.2	**	71.3	22.9
2014	6,827	2,532	411	4	873	1,646	65	1,514	13,872
% Change	14.5	30.1	-13.7	-33.3	-16.9	-47.3	-21.7	-25.9	-5.6
2013	5,964	1,946	476	6	1,050	3,121	83	2,043	14,689
% Change	5.5	-1.9	144.1	50.0	-1.0	57.4	**	5.1	14.4
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
December 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	% Change
Edmonton City	186	380	102	156	38	89	233	186	559	811	-31.1
Beaumont Town	0	13	0	2	0	0	0	0	0	15	-100.0
Calmar Town	0	1	0	0	0	0	0	0	0	1	-100.0
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	1	5	10	8	3	7	0	0	14	20	-30.0
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	7	31	4	6	0	7	0	0	11	44	-75.0
Leduc County	2	6	0	0	0	0	0	0	2	6	-66.7
Morinville Town	4	8	0	0	0	0	0	0	4	8	-50.0
Parkland County	13	11	0	2	0	0	0	0	13	13	0.0
Spruce Grove City	13	27	8	20	42	3	0	68	63	118	-46.6
St. Albert City	10	16	0	4	0	0	0	0	10	20	-50.0
Stony Plain Town	4	3	4	0	0	0	16	0	24	3	**
Strathcona County	15	17	0	0	4	0	0	0	19	17	11.8
Sturgeon County	2	9	0	0	0	0	0	0	2	9	-77.8
Remainder of the CMA	2	1	0	0	0	0	0	0	2	1	100.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	259	528	128	198	87	106	249	254	723	1,086	-33.4

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Edmonton City	3,957	4,750	1,786	1,892	1,587	769	5,981	2,387	13,311	9,798	35.9
Beaumont Town	151	135	38	42	92	7	134	0	415	184	125.5
Calmar Town	11	34	0	0	4	0	0	0	15	34	-55.9
Devon Town	5	6	2	2	0	0	0	0	7	8	-12.5
Fort Saskatchewan City	160	265	152	132	87	51	96	0	495	448	10.5
Gibbons Town	2	9	0	0	0	0	0	0	2	9	-77.8
Leduc City	197	290	58	168	67	153	14	90	336	701	-52.1
Leduc County	127	111	0	0	0	0	0	0	127	111	14.4
Morinville Town	46	70	18	2	4	7	3	36	71	115	-38.3
Parkland County	157	173	0	8	0	0	0	0	157	181	-13.3
Spruce Grove City	226	332	188	214	91	119	72	172	577	837	-31.1
St. Albert City	166	194	48	66	5	22	16	231	235	513	-54.2
Stony Plain Town	84	97	56	64	49	28	232	0	421	189	122.8
Strathcona County	263	226	100	114	8	18	369	208	740	566	30.7
Sturgeon County	103	119	0	0	0	0	0	0	103	119	-13.4
Remainder of the CMA	28	21	2	2	0	0	8	36	38	59	-35.6
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	5,683	6,832	2,448	2,706	1,994	1,174	6,925	3,160	17,050	13,872	22.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
December 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014
Edmonton City	38	89	0	0	148	77	85	109
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	3	7	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	7	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	4	3	38	0	0	68	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	16	0	0	0
Strathcona County	4	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	49	106	38	0	164	145	85	109

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Edmonton City	1,478	769	109	0	3,727	1,457	2,254	930
Beaumont Town	27	7	65	0	8	0	126	0
Calmar Town	0	0	4	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	28	51	59	0	0	0	96	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	67	89	0	64	0	0	14	90
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	4	7	0	0	3	0	0	36
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	53	119	38	0	72	68	0	104
St. Albert City	5	22	0	0	16	121	0	110
Stony Plain Town	49	28	0	0	166	0	66	0
Strathcona County	8	18	0	0	340	0	29	208
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	8	36
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	1,719	1,110	275	64	4,332	1,646	2,593	1,514

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
December 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014
Edmonton City	291	533	183	169	85	109	559	811
Beaumont Town	0	15	0	0	0	0	0	15
Calmar Town	0	1	0	0	0	0	0	1
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	14	13	0	7	0	0	14	20
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	11	37	0	7	0	0	11	44
Leduc County	2	6	0	0	0	0	2	6
Morinville Town	4	8	0	0	0	0	4	8
Parkland County	13	13	0	0	0	0	13	13
Spruce Grove City	25	47	0	71	38	0	63	118
St. Albert City	10	20	0	0	0	0	10	20
Stony Plain Town	8	3	16	0	0	0	24	3
Strathcona County	19	17	0	0	0	0	19	17
Sturgeon County	2	9	0	0	0	0	2	9
Remainder of the CMA	2	1	0	0	0	0	2	1
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	401	723	199	254	123	109	723	1,086

Table 2.5: Starts by Submarket and by Intended Market
January - December 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Edmonton City	6,158	6,836	4,790	2,031	2,363	931	13,311	9,798
Beaumont Town	216	184	8	0	191	0	415	184
Calmar Town	11	34	0	0	4	0	15	34
Devon Town	7	8	0	0	0	0	7	8
Fort Saskatchewan City	314	384	26	64	155	0	495	448
Gibbons Town	2	9	0	0	0	0	2	9
Leduc City	285	499	37	48	14	154	336	701
Leduc County	127	111	0	0	0	0	127	111
Morinville Town	64	75	7	4	0	36	71	115
Parkland County	157	181	0	0	0	0	157	181
Spruce Grove City	457	623	82	110	38	104	577	837
St. Albert City	206	220	27	183	2	110	235	513
Stony Plain Town	143	167	212	22	66	0	421	189
Strathcona County	331	297	380	61	29	208	740	566
Sturgeon County	103	119	0	0	0	0	103	119
Remainder of the CMA	30	23	0	0	8	36	38	59
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	8,611	9,770	5,569	2,523	2,870	1,579	17,050	13,872

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
December 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	% Change
Edmonton City	456	437	218	226	137	139	282	123	1,093	925	18.2
Beaumont Town	14	10	2	6	3	0	0	0	19	16	18.8
Calmar Town	2	2	0	0	0	0	0	0	2	2	0.0
Devon Town	0	0	0	2	0	0	0	0	0	2	-100.0
Fort Saskatchewan City	17	16	18	12	0	0	0	0	35	28	25.0
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	14	41	12	44	0	8	0	0	26	93	-72.0
Leduc County	11	6	0	0	0	0	0	0	11	6	83.3
Morinville Town	7	3	2	0	0	0	0	37	9	40	-77.5
Parkland County	20	0	0	0	0	0	0	0	20	0	n/a
Spruce Grove City	10	8	14	6	3	20	0	0	27	34	-20.6
St. Albert City	12	2	4	0	0	0	0	0	16	2	**
Stony Plain Town	5	2	4	0	0	4	0	0	9	6	50.0
Strathcona County	27	17	4	10	0	13	53	0	84	40	110.0
Sturgeon County	8	7	0	0	0	0	0	0	8	7	14.3
Remainder of the CMA	3	0	0	0	0	0	0	0	3	0	n/a
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	606	551	278	306	143	184	335	160	1,362	1,201	13.4

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Edmonton City	4,884	4,160	1,884	1,704	1,441	723	4,315	2,692	12,524	9,279	35.0
Beaumont Town	135	138	26	56	19	42	0	104	180	340	-47.1
Calmar Town	25	19	0	0	0	0	0	0	25	19	31.6
Devon Town	8	2	0	2	0	0	0	0	8	4	100.0
Fort Saskatchewan City	243	251	164	102	37	0	48	142	492	495	-0.6
Gibbons Town	7	17	0	0	0	0	0	0	7	17	-58.8
Leduc City	265	274	124	122	141	111	14	0	544	507	7.3
Leduc County	151	95	0	0	0	0	0	0	151	95	58.9
Morinville Town	75	38	4	0	11	16	0	37	90	91	-1.1
Parkland County	170	192	6	2	0	0	0	0	176	194	-9.3
Spruce Grove City	332	283	228	172	60	132	247	92	867	679	27.7
St. Albert City	192	162	56	62	7	0	150	428	405	652	-37.9
Stony Plain Town	98	82	54	40	15	28	0	34	167	184	-9.2
Strathcona County	278	241	124	120	20	50	319	0	741	411	80.3
Sturgeon County	124	110	0	0	0	0	0	0	124	110	12.7
Remainder of the CMA	27	27	2	0	0	0	0	36	29	63	-54.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	7,014	6,631	2,672	2,382	1,751	1,102	5,093	3,565	16,530	13,140	25.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
December 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014
Edmonton City	137	139	0	0	175	68	107	55
Beaumont Town	3	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	8	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	37
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	3	20	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	4	0	0	0	0	0	0
Strathcona County	0	13	0	0	53	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	143	176	0	8	228	68	107	92

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Edmonton City	1,411	717	30	6	2,451	1,211	1,864	1,481
Beaumont Town	19	42	0	0	0	0	0	104
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	0	33	0	0	0	48	142
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	73	99	68	12	0	0	14	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	11	16	0	0	0	0	0	37
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	60	132	0	0	0	92	247	0
St. Albert City	7	0	0	0	0	0	150	428
Stony Plain Town	15	28	0	0	0	0	0	34
Strathcona County	20	50	0	0	111	0	208	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	36
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	1,620	1,084	131	18	2,562	1,303	2,531	2,262

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
December 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014
Edmonton City	736	680	250	189	107	56	1,093	925
Beaumont Town	19	16	0	0	0	0	19	16
Calmar Town	2	2	0	0	0	0	2	2
Devon Town	0	2	0	0	0	0	0	2
Fort Saskatchewan City	31	28	4	0	0	0	35	28
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	26	85	0	0	0	8	26	93
Leduc County	11	6	0	0	0	0	11	6
Morinville Town	9	3	0	0	0	37	9	40
Parkland County	20	0	0	0	0	0	20	0
Spruce Grove City	27	34	0	0	0	0	27	34
St. Albert City	16	2	0	0	0	0	16	2
Stony Plain Town	9	2	0	4	0	0	9	6
Strathcona County	28	27	56	13	0	0	84	40
Sturgeon County	8	7	0	0	0	0	8	7
Remainder of the CMA	3	0	0	0	0	0	3	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	945	894	310	206	107	101	1,362	1,201

Table 3.5: Completions by Submarket and by Intended Market
January - December 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Edmonton City	7,202	5,927	3,424	1,858	1,898	1,494	12,524	9,279
Beaumont Town	180	236	0	0	0	104	180	340
Calmar Town	25	19	0	0	0	0	25	19
Devon Town	8	4	0	0	0	0	8	4
Fort Saskatchewan City	396	345	15	8	81	142	492	495
Gibbons Town	7	17	0	0	0	0	7	17
Leduc City	426	460	36	35	82	12	544	507
Leduc County	151	95	0	0	0	0	151	95
Morinville Town	82	50	8	4	0	37	90	91
Parkland County	176	194	0	0	0	0	176	194
Spruce Grove City	586	569	34	110	247	0	867	679
St. Albert City	220	174	35	50	150	428	405	652
Stony Plain Town	152	128	15	22	0	34	167	184
Strathcona County	344	327	189	84	208	0	741	411
Sturgeon County	124	110	0	0	0	0	124	110
Remainder of the CMA	29	27	0	0	0	36	29	63
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	10,108	8,682	3,756	2,171	2,666	2,287	16,530	13,140

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
December 2015	25	6.6	117	30.8	94	24.7	60	15.8	84	22.1	380	545,000	642,454
December 2014	71	17.1	131	31.5	102	24.5	36	8.7	76	18.3	416	505,000	607,658
Year-to-date 2015	488	10.5	1,148	24.7	1,379	29.6	749	16.1	889	19.1	4,653	545,000	620,313
Year-to-date 2014	852	20.5	1,297	31.2	1,047	25.2	388	9.3	574	13.8	4,158	495,000	577,096
Beaumont Town													
December 2015	3	18.8	2	12.5	6	37.5	3	18.8	2	12.5	16	540,000	553,115
December 2014	1	10.0	3	30.0	5	50.0	1	10.0	0	0.0	10	527,500	505,900
Year-to-date 2015	21	15.7	40	29.9	43	32.1	24	17.9	6	4.5	134	515,000	520,848
Year-to-date 2014	24	15.1	65	41.4	56	35.7	7	4.5	5	3.2	157	475,000	490,937
Calmar Town													
December 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
December 2014	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	0	0
Year-to-date 2015	16	72.7	3	13.6	3	13.6	0	0.0	0	0.0	22	0	397,211
Year-to-date 2014	19	100.0	0	0.0	0	0.0	0	0.0	0	0.0	19	0	339,066
Devon Town													
December 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
December 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2015	2	33.3	0	0.0	3	50.0	0	0.0	1	16.7	6	0	0
Year-to-date 2014	1	20.0	3	60.0	1	20.0	0	0.0	0	0.0	5	0	0
Fort Saskatchewan City													
December 2015	0	0.0	4	30.8	6	46.2	2	15.4	1	7.7	13	560,000	554,023
December 2014	2	10.0	10	50.0	5	25.0	2	10.0	1	5.0	20	485,000	509,766
Year-to-date 2015	32	14.3	91	40.8	55	24.7	24	10.8	21	9.4	223	485,000	525,538
Year-to-date 2014	42	17.8	107	45.3	55	23.3	16	6.8	16	6.8	236	465,000	509,652
Gibbons Town													
December 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
December 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2015	3	42.9	4	57.1	0	0.0	0	0.0	0	0.0	7	0	0
Year-to-date 2014	15	88.2	2	11.8	0	0.0	0	0.0	0	0.0	17	0	384,500
Leduc City													
December 2015	5	35.7	6	42.9	1	7.1	2	14.3	0	0.0	14	437,500	455,890
December 2014	13	43.3	11	36.7	5	16.7	1	3.3	0	0.0	30	420,000	423,993
Year-to-date 2015	78	30.4	98	38.1	57	22.2	19	7.4	5	1.9	257	445,000	463,104
Year-to-date 2014	105	39.8	91	34.5	53	20.1	14	5.3	1	0.4	264	420,000	433,248
Leduc County													
December 2015	6	46.2	2	15.4	2	15.4	0	0.0	3	23.1	13	495,000	510,855
December 2014	2	28.6	2	28.6	1	14.3	2	28.6	0	0.0	7	0	460,969
Year-to-date 2015	46	30.1	28	18.3	25	16.3	16	10.5	38	24.8	153	505,000	540,137
Year-to-date 2014	13	13.8	23	24.5	15	16.0	27	28.7	16	17.0	94	600,000	562,337
Morinville Town													
December 2015	2	33.3	4	66.7	0	0.0	0	0.0	0	0.0	6	0	390,000
December 2014	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	0	0
Year-to-date 2015	31	45.6	32	47.1	4	5.9	1	1.5	0	0.0	68	410,000	413,582
Year-to-date 2014	25	48.1	24	46.2	3	5.8	0	0.0	0	0.0	52	440,000	418,879

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
December 2015	2	18.2	0	0.0	0	0.0	0	0.0	9	81.8	11	805,000	764,245
December 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2015	8	12.9	2	3.2	1	1.6	7	11.3	44	71.0	62	805,000	828,726
Year-to-date 2014	12	15.8	4	5.3	6	7.9	12	15.8	42	55.3	76	765,000	794,985
Spruce Grove City													
December 2015	3	25.0	4	33.3	4	33.3	1	8.3	0	0.0	12	480,000	488,668
December 2014	1	6.3	7	43.8	6	37.5	2	12.5	0	0.0	16	502,500	502,172
Year-to-date 2015	64	19.9	118	36.8	80	24.9	35	10.9	24	7.5	321	490,000	507,453
Year-to-date 2014	68	26.2	108	41.5	55	21.2	21	8.1	8	3.1	260	465,000	471,410
St. Albert City													
December 2015	0	0.0	2	25.0	1	12.5	4	50.0	1	12.5	8	0	603,418
December 2014	0	0.0	1	10.0	3	30.0	4	40.0	2	20.0	10	610,000	654,426
Year-to-date 2015	0	0.0	18	9.8	45	24.5	37	20.1	84	45.7	184	690,000	698,051
Year-to-date 2014	2	1.2	15	9.1	51	30.9	50	30.3	47	28.5	165	620,000	673,328
Stony Plain Town													
December 2015	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	0	0
December 2014	1	20.0	2	40.0	1	20.0	0	0.0	1	20.0	5	0	521,747
Year-to-date 2015	21	23.6	43	48.3	13	14.6	7	7.9	5	5.6	89	450,000	483,536
Year-to-date 2014	28	35.9	22	28.2	17	21.8	0	0.0	11	14.1	78	450,000	513,780
Strathcona County													
December 2015	0	0.0	8	32.0	9	36.0	4	16.0	4	16.0	25	550,000	592,680
December 2014	1	6.7	3	20.0	7	46.7	1	6.7	3	20.0	15	540,000	690,867
Year-to-date 2015	6	2.3	59	22.7	101	38.8	27	10.4	67	25.8	260	562,500	693,920
Year-to-date 2014	7	3.0	47	20.3	96	41.6	31	13.4	50	21.6	231	550,000	743,129
Sturgeon County													
December 2015	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	0	875,000
December 2014	3	42.9	2	28.6	0	0.0	1	14.3	1	14.3	7	0	547,857
Year-to-date 2015	13	12.1	16	15.0	24	22.4	16	15.0	38	35.5	107	600,000	648,248
Year-to-date 2014	21	21.4	13	13.3	17	17.3	22	22.4	25	25.5	98	590,000	609,295
Remainder of the CMA													
December 2015	0	0.0	1	33.3	1	33.3	0	0.0	1	33.3	3	0	0
December 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2015	12	57.1	4	19.0	1	4.8	1	4.8	3	14.3	21	0	0
Year-to-date 2014	14	60.9	2	8.7	1	4.3	3	13.0	3	13.0	23	0	631,250
First Nations													
December 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
December 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Edmonton CMA													
December 2015	47	9.2	152	29.9	126	24.8	76	14.9	108	21.2	509	540,000	621,816
December 2014	102	18.8	172	31.7	135	24.9	50	9.2	84	15.5	543	500,000	585,261
Year-to-date 2015	841	12.8	1,704	25.9	1,834	27.9	963	14.7	1,225	18.7	6,567	535,000	603,426
Year-to-date 2014	1,248	21.0	1,823	30.7	1,473	24.8	591	10.0	798	13.5	5,933	495,000	568,676

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units December 2015						
Submarket	**Dec 2015**	**Dec 2014**	**% Change**	**YTD 2015**	**YTD 2014**	**% Change**
Edmonton City	642,454	607,658	5.7	620,313	577,096	7.5
Beaumont Town	553,115	505,900	9.3	520,848	490,937	6.1
Calmar Town	-	-	n/a	397,211	339,066	17.1
Devon Town	-	-	n/a	-	-	n/a
Fort Saskatchewan City	554,023	509,766	8.7	525,538	509,652	3.1
Gibbons Town	-	-	n/a	-	384,500	n/a
Leduc City	455,890	423,993	7.5	463,104	433,248	6.9
Leduc County	510,855	460,969	10.8	540,137	562,337	-3.9
Morinville Town	390,000	-	n/a	413,582	418,879	-1.3
Parkland County	764,245	-	n/a	828,726	794,985	4.2
Spruce Grove City	488,668	502,172	-2.7	507,453	471,410	7.6
St. Albert City	603,418	654,426	-7.8	698,051	673,328	3.7
Stony Plain Town	-	521,747	n/a	483,536	513,780	-5.9
Strathcona County	592,680	690,867	-14.2	693,920	743,129	-6.6
Sturgeon County	875,000	547,857	59.7	648,248	609,295	6.4
Remainder of the CMA	-	-	n/a	-	631,250	n/a
First Nations	-	-	n/a	-	-	n/a
Edmonton CMA	621,816	585,261	6.2	603,426	568,676	6.1

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton December 2015										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	987	-8.2	1,608	2,282	2,531	63.5	343,545	6.2	353,491
	February	1,254	-3.6	1,597	2,178	2,359	67.7	357,061	6.8	362,449
	March	1,748	6.3	1,672	2,950	2,614	64.0	358,464	2.2	354,430
	April	2,098	14.1	1,686	3,436	2,708	62.3	362,586	3.9	354,286
	May	2,235	3.9	1,691	3,869	2,774	61.0	368,345	5.0	357,110
	June	2,188	6.6	1,649	3,384	2,694	61.2	367,489	4.0	358,714
	July	2,081	-2.6	1,628	3,102	2,663	61.1	359,574	4.1	357,027
	August	1,736	-1.0	1,706	2,619	2,594	65.8	362,418	3.9	361,628
	September	1,778	3.9	1,669	2,519	2,488	67.1	367,381	5.0	366,057
	October	1,611	-4.2	1,698	2,334	2,633	64.5	359,579	8.2	366,334
	November	1,280	-0.9	1,744	1,590	2,646	65.9	377,885	11.2	383,995
	December	861	-6.0	1,509	1,052	2,611	57.8	355,666	2.5	364,473
2015	January	763	-22.7	1,351	2,622	2,941	45.9	368,973	7.4	379,057
	February	1,044	-16.7	1,354	2,731	2,885	46.9	359,392	0.7	364,600
	March	1,641	-6.1	1,504	3,578	2,919	51.5	371,118	3.5	365,226
	April	1,820	-13.3	1,506	3,788	2,930	51.4	373,526	3.0	367,164
	May	1,999	-10.6	1,597	3,718	2,746	58.2	377,519	2.5	366,081
	June	2,244	2.6	1,601	3,679	2,716	58.9	375,622	2.2	366,495
	July	2,018	-3.0	1,635	3,555	2,964	55.2	369,273	2.7	367,155
	August	1,684	-3.0	1,613	3,259	3,185	50.6	366,286	1.1	365,533
	September	1,632	-8.2	1,545	3,111	3,109	49.7	363,847	-1.0	363,398
	October	1,349	-16.3	1,506	2,554	2,928	51.4	369,793	2.8	376,398
	November	1,224	-4.4	1,556	2,093	3,255	47.8	365,245	-3.3	370,677
	December	809	-6.0	1,459	1,419	3,529	41.3	359,333	1.0	368,143
	Q4 2014	3,752	-3.5		4,976			364,926	7.9	
	Q4 2015	3,382	-9.9		6,066			365,645	0.2	
	YTD 2014	19,857	1.6		31,315			362,657	5.1	
	YTD 2015	18,227	-8.2		36,107			369,536	1.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
December 2015

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	90.8	129.6	735	5.5	73.6	1,068
	February	595	3.14	5.24	90.9	130.4	738	5.1	73.4	1,076
	March	581	3.14	4.99	90.9	132.5	741	4.9	73.3	1,070
	April	570	3.14	4.79	90.7	131.9	747	4.8	73.6	1,068
	May	570	3.14	4.79	91.0	132.1	747	5.3	73.7	1,068
	June	570	3.14	4.79	91.1	132.1	746	5.5	73.6	1,068
	July	570	3.14	4.79	91.1	132.4	745	5.4	73.3	1,066
	August	570	3.14	4.79	91.3	132.2	743	5.3	72.8	1,063
	September	570	3.14	4.79	91.5	132.3	742	5.4	72.6	1,072
	October	570	3.14	4.79	91.5	132.8	744	5.3	72.6	1,072
	November	570	3.14	4.79	91.6	131.9	744	5.2	72.4	1,065
	December	570	3.14	4.79	91.6	131.1	747	4.9	72.3	1,058
2015	January	570	3.14	4.79	91.4	130.5	749	4.9	72.4	1,056
	February	567	2.89	4.74	91.6	131.6	753	5.0	72.7	1,060
	March	567	2.89	4.74	91.5	132.6	754	5.4	73.0	1,065
	April	561	2.89	4.64	91.5	132.8	753	5.9	73.2	1,076
	May	561	2.89	4.64	91.6	133.3	752	6.3	73.2	1,103
	June	561	2.89	4.64	91.5	134.1	754	5.9	72.9	1,113
	July	561	2.89	4.64	91.5	134.1	755	5.7	72.6	1,115
	August	561	2.89	4.64	91.5	134.7	758	5.6	72.7	1,109
	September	561	2.89	4.64	91.5	134.4	762	6.0	73.3	1,105
	October	561	2.89	4.64	91.8	134.8	769	6.1	73.9	1,105
	November	561	3.14	4.64	91.7	134.5	775	6.2	74.4	1,099
	December	561	3.14	4.64		133.2	776	6.3	74.5	1,103

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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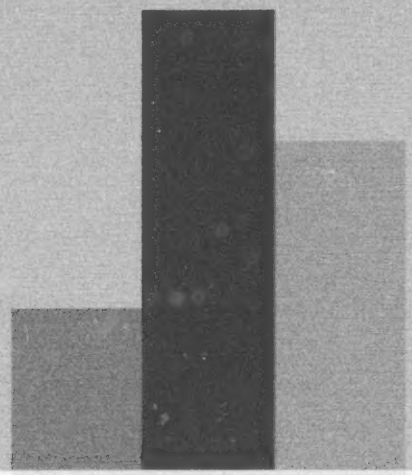

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